



BL-11-00024
Ote

PTN LOT B-1

PTN LOT B-1

LOT B-2
PTN LOT B-1

FRENCH SHORT
PLAT 94-65

LOT B-3

053-0005

LOT B-4

LOT 4

LOT 3

SON VIDA II SHOR

PARCELA
SURVEY #574459

PARCEL C
SURVEY # 574459

E Sanders Rd

FRENCH SHORT PLAT PART OF SECTION 25, T. 18 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON

SP-94-63

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GERALD FRENCH AND MAXINE L. FRENCH, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 8 DAY OF Sept A.D., 1995.

Gerald French
GERALD FRENCH

Maxine L. French
MAXINE L. FRENCH

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 8 DAY OF September, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GERALD FRENCH AND MAXINE L. FRENCH, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Janet Vaughan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 6-30-98

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ROBERT G. DLOUHY AND WILMA A. DLOUHY, HUSBAND AND WIFE, BENEFICIARIES OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 8 DAY OF September A.D., 1995.

Robert G. Dlouhy
ROBERT G. DLOUHY

Wilma A. Dlouhy
WILMA A. DLOUHY

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 8 DAY OF September, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT G. DLOUHY AND WILMA A. DLOUHY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Janet Vaughan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 6-30-98

ORIGINAL PARCEL DESCRIPTION

PARCEL B AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY, RECORDED AUGUST 29, 1994 UNDER AUDITOR'S FILE NO. 574459 AND FILED IN BOOK 20 OF SURVEYS, PAGE 103, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. FOR ADDITIONAL SURVEY INFORMATION, SECTION SUBDIVISION AND SECTION CORNER DOCUMENTATION, SEE BOOK 19 OF SURVEYS, PAGE 144, AND BOOK 20 OF SURVEYS, PAGE 103.
4. SECTION AND QUARTER SECTION CORNERS SHOWN HEREON WERE LAST VISITED IN AUGUST 1993.
5. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE ABOVE MENTIONED SURVEYS OF RECORD.
6. ACCESS FROM LOTS B-1 THROUGH B-4 TO SANDERS ROAD WILL BE LIMITED TO A SINGLE JOINT ACCESS DRIVEWAY. MAINTENANCE OF SAID DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS THAT BENEFIT FROM ITS USE.
7. ACCORDING TO KITITAS RECLAMATION DISTRICT'S (KRD) RECORDS, LOT B-3 HAS 3 IRRIGABLE ACRES, AND LOT B-4 HAS 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
8. PRIOR TO DELIVERY OF KRD WATER TO PARCELS B-3 AND B-4, A LOCKABLE METERING DEVICE SHALL BE INSTALLED. THE INSTALLATION OF THE FLOW METERS, LOCKABLE PIPE GATES AND PIPE ACROSS LOT B-2 FOR DELIVERY OF IRRIGATION WATER TO LOTS B-3 AND B-4, AS REQUIRED BY THE KITITAS RECLAMATION DISTRICT, IS THE RESPONSIBILITY OF THE PURCHASERS OF LOTS B-3 AND B-4.
9. THE DIVERSION STRUCTURE AFTER CONSTRUCTION AND THE MEASURING DEVICES AFTER INSTALLATION SHALL BECOME PROPERTY OF THE KRD. INSTALLATION AND MAINTENANCE OF CONVEYANCE FACILITIES ATTACHED TO THE STRUCTURE ARE THE RESPONSIBILITY OF THE LANDOWNERS, WHICH THE KRD MAY MAINTAIN AT THE EXPENSE OF THE OWNER.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
12. THIS SHORT PLAT IS IN THE PROXIMITY OF BOWERS FIELD AIRPORT AND SOUTHEAST FLIGHT APPROACH WITH THE POTENTIAL FOR AIRCRAFT-RELATED ACTIVITIES AND NOISE.

AUDITOR'S CERTIFICATE

Filed for record this 24 day of September 1995, at 2:17 P.M. in Book E of Short Plats at page(s) 10 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by B. M. Allenbaugh
KITITAS COUNTY AUDITOR



CRUSE & NELSON
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FRENCH SHORT PLAT